



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2017/888
Council ref: A003719241

6 August 2018

CK Mil Holdings Pty Ltd
C/- Mr Mark Clayton
Urbicus Pty Ltd
110 Kennedy Terrace
PADDINGTON QLD 4064

Dear Mark

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – WAREHOUSE (EXTENSION TO WAREHOUSE) AT 625 KINGSFORD SMITH DRIVE, HAMILTON DESCRIBED AS LOT 312 ON SP259915 (FORMERLY DESCRIBED AS LOT 312 ON SP12184)

On 3 August 2018 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website
www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 3452 7406 or at marissa.bais@dsd.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton Priority Development Area	
Site address	625 Kingsford Smith Drive, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 312	SP259915

PDA development application details	
DEV reference number	DEV2017/888
'Properly made' date	13 June 2018
Type of application	☐ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval
Description of proposal applied for	PDA Development Permit for a Material Change of Use – Warehouse (extension to existing warehouse by 218m²) Note—The original approval was for a 144m² extension, this change to approval included an additional 74m², totalling a 218m² extension.

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Condition 3 – Construct Footpath Changes to plan referenced to Drawing DA-001 – Rev 14 Site Plan dated 29 May 2018. ▪ Condition 5 – Future Road Delivery Changes to plan referenced to Drawing DA-001 – Rev 14 Site Plan dated 29 May 2018. ▪ Condition 8 – Access, Grades, Manoeuvring, Carparks, Signs and Lines Changes to plan referenced to Drawing DA-001 – Rev 14 Site Plan dated 29 May 2018. ▪ Condition 9 – Infrastructure Contributions Update to the wording to EDQ's current standard wording of 'Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) 1 July 2018 indexed to the date of payment'.
Original Decision date	18 November 2013
Extended currency period	18 November 2021 (per MEDQ notice issued on 8 December 2017)
Change to approval date	3 August 2018
Currency period	18 November 2021

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Site Plan	DA-001 – Rev 14	29 May 2018 (as amended in red on 2 August 2018)
2.	Mezzanine Level	DA-002 – Rev 4	29 May 2018
3.	Roof Plan	DA-003 – Rev 3	29 May 2018
4.	Elevation	DA-300 – Rev 9	29 May 2018

PDA Development Conditions

[illegible]

No.	Condition	Timing
	dated 29 May 2018 (received 29 May 2018). b) A pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the area on which motor vehicles will be driven and/or parked. c) Manoeuvring on site for one Articulated Vehicle (servicing the eastern side of the building) one LRV (servicing the western side of the building) for the loading and unloading of the vehicles(s). d) Parking on site for a minimum of 34 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration - 33 regular spaces - 1 disabled car space e) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs etc) f) A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site. g) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. h) The internal paved areas are to be signed and delineated in accordance with the approved plans, the Qld Manual of Uniform Traffic Control Devices and Austroads.	whichever comes first, and then to be maintained
Infrastructure		
9	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) 1 July 2018 indexed to the date of payment.	In accordance with the IFF
Water and Wastewater Services – Concurrence Agency Requirements		
10	Provide / Extend Sewerage Connection(s) – Minor (MCU) Provide a sewer property connection to serve the development designed and constructed in accordance with endorsed engineering plans and the current Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (QUU) (Incorporating WSAA) Standards (formerly BCC	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first

No.	Condition	Timing
	Standards). Where QUU infrastructure is not available to serve the site, provide a sewerage reticulation system necessary to provide a sewerage property connection to the development in accordance with a detail design certified by Registered Professional Engineer Queensland and in accordance with the current Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (QUU) (Incorporating WSAA) Standards (formerly BCC Standards). <u>Note: This Condition can only be acted on by a Registered Professional Engineer of Queensland that have been endorsed by Council as a Minor Water and Sewer Process provider.</u> <u>A List of these Registered Professional Engineers of Queensland is available on Councils Website.</u> <u>A Development Assessment operational works approval is not required for this condition.</u> Minor Sewer Works definition: “up to 90m of pipe work, up to max 160mm diameter pipe, and not more than 2 maintenance holes”. GUIDELINE <i>1. This condition has been imposed to ensure that the development is provided with a sewerage property connection.</i> <i>2. The type of development and hydraulic load determines the diameter of the connection.</i> <i>3. Existing 100 diameter connections may be reused to serve other than single lot residential developments, where it can be demonstrated the proposed hydraulic load is less than 165 fixture units and the location of the connection complies with current standards. Where this option is to be used, the Hydraulic or RPEQ consultant is to email the Water and Sewerage Assessment Team (WSAT@brisbane.qld.gov.au) advising that they intend reusing the existing 100 diameter connection and provide certification that the proposed hydraulic load will be less than 165 fixture units. The Water and Sewerage Assessment Team will provide advice that the connection can be reused and that this will satisfy the development condition.</i> <i>4. Clear and unobstructed 24 hours access is to be provided from the street frontage to the connection and maintenance hole(s).</i> <i>5. All live work must be undertaken by QUU at the developers expense.</i> <i>6. This condition has been imposed on behalf of Central SEQ Distribution – Retailer Authority, Queensland Urban</i>	

No.	Condition	Timing
	<i>Utilities, under the delegated concurrence agency agreement.</i> 7. <i>For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.</i> PROOF OF FULFILMENT <i>Plan checked and certified by a relevant Council Endorsed Minor Water and Sewer Process provider, as detailed in the Council Minor Water and Sewer Memorandum of Understanding. Live connections are by Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (QUU) or their provider. Sewer connection constructed and works accepted on maintenance / off maintenance by the Council Endorsed Minor Water and Sewer Process provider with information provided to WSAT Development Assessment.</i>	
11	General Requirements for Water and Sewerage Works The following requirements may apply to this development. It is the developer's responsibility to determine where these requirements apply, and meet the cost of any resulting works. 1. Construct and/or alter public utilities mains, existing water and sewerage mains, services or installations required in connection with the approved development in accordance with the current Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards). This includes the relocation of any water meter, fire hydrant, scours and/or valves and sewer connections from within the limits of the development's vehicular footway crossings. 2. Where an existing sewerage property connection is located under a driveway (in the road reserve) and is unable to be relocated, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement. 3. Where existing or new sewerage property connections will be located under reinforced concrete slabs on private property, a 1m x 1m removable slab with suitable lifting arrangements is to be located centrally over the connection with the Delegate's, Development Assessment written agreement. 4. Where a proposed structure is within 2.000 metres of an existing sewer, Permission to Build over/near the sewer will have to be obtained from a private certifier where the	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained

No.	Condition	Timing
	sewer is 225mm diameter or less. Greater than 225 mm diameter sewer needs approval from Council. Structures are not to be located over manholes or sewer property connections. 5. Where existing sewerage maintenance holes do not have the current standard top slab, cover and frame, or there are changes to the surface levels or there are changes to the loading conditions, the maintenance holes are to be modified in accordance with the current Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards). 6. Existing water mains and sewers are to be relocated or raised/lowered to the current Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards), if development related works change the depth of cover on these works. 7. Where a new road opening or widening is required and an existing water main is located in the footpath which will become new roadway, the existing main is to be relocated clear of the proposed carriage way to the depth specified in the current Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (Incorporating WSAA) Standards (formerly BCC Standards). 8. Clear, unobstructed, 24 hour access from the street frontage is to be maintained to any sewerage maintenance holes and property connections, on the development site. 9. Where the property is encumbered by a combined drain, replacement of the existing combined drain may be a requirement of the plumbing Approval. It is recommended that contact be made with the Plumbing Services Group to determine any requirements. 10. Where a building is demolished on a site the existing sewer property connection is to be sealed and capped. The existing water service and meter is to be sealed off and removed if not required for the future development of the site. 11. Where a dwelling is located in a declared sewered area then the dwelling is to be provided with an individual water service and meter and sewerage property connection. GUIDELINE <i>This condition is imposed to ensure that water and sewer infrastructure is accessible, is protected and can be operated and maintained. The condition also ensures footpaths are kept</i>	

No.	Condition	Timing
	<i>in a safe condition. This condition has been imposed on behalf of Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities, under the delegated concurrence agency agreement. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.</i> <i>PROOF OF FULFILMENT</i> <i>Requirements of this condition are complied with to the satisfaction of the Delegate, Development assessment.</i>	
12	Service, Meter Assembly and Meter Box – Minor (MCU) Provide a water service with approved meter assembly and meter box to the front real property boundary of the development and a water sub meter to each lot or tenement in the development, in accordance with the current Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (QUU) (Incorporating WSAA) Standards (formerly BCC Standards), Appendix WH; Technical Specification for: Sub-metering of Multi-unit Properties. Where a mixed usage site is approved for development and the proposed development comprises mixed classifications as defined by the Building Code of Australia containing any of Classes 5 to 9 and any of Classes 2 to 4, then the developer shall provide a separate metered water service for the Class 2 to 4 occupancy as opposed to the Class 5 to 9 occupancy. This requirement is exclusive of any special fire service consideration i.e. Internal hydrants, fire hose reels and sprinkler systems. <u>This Condition can only be acted on by a Registered Professional Engineer of Queensland (RPEQ) that has been endorsed by Council as a Minor Water and Sewer Process provider.</u> <u>A List of these Registered Professional Engineers of Queensland is available on Councils Website.</u> Notes. - <u>A Development Assessment operational works approval is not required for this condition.</u> - If the meters are purchased from QUU, submit a copy of the receipt to the Delegate, Development Assessment. - Minor Water Supply Works definition:- “up to 80m of pipe work and up to maximum 160mm diameter pipe”. GUIDELINE <i>This condition is imposed to ensure that a water service and meter(s) are provided to a Development / Community Title Development / Standard / Building or Volumetric format. This is exclusive of any special fire service consideration i.e.</i>	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL)

No.	Condition	Timing
	<i>Internal hydrants, fire hose reels and sprinkler systems. For any enquiries about this condition, please contact the Water and Sewerage Assessment Team, Development Assessment.</i> PROOF OF FULFILMENT <i>Plan checked and certified by a relevant Council Endorsed Minor Water and Sewer Process provider, as detailed in the Council Minor Water and Sewer Memorandum of Understanding. Live connections are by Central SEQ Distribution – Retailer Authority, Queensland Urban Utilities (QUU) or their provider. Water connection constructed and works accepted on maintenance / off maintenance by the Council Endorsed Minor Water and Sewer Process provider with information provided to WSAT Development Assessment. Plumbing works accepted by the Manager, Plumbing Services Group and a Plumbing Compliance Permit issued.</i>	

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****